

MINUTES

RILEY COUNTY PLANNING BOARD

**Monday, December 13, 2004
7:30 p.m.**

**Courthouse Plaza East
Commission Meeting Room**

Members Present: Jon Larson– Chair
Lorn Clement
Dr. Tom Taul

Staff Present: Monty Wedel – Planning Director; Bob Isaac – Planner; Amanda Smith – Clerical Assistant.

Others Present: None

The minutes of the October 11, 2004 meeting were approved.

MINIMUM MAINTENANCE ROADS

Bob Isaac said that in speaking with County Engineer Leon Hobson, most of the segments of roads proposed to be designated "minimum maintenance" end in the middle of a section and amount to nothing more than tractor trails and did not directly serve a residence. The exception was that proposed segment of Pickering Road, which continues into Wabaunsee County. On the other side of the County line, there is a residence that is served by Pickering Road that Wabaunsee County will continue to maintain (approximately twice per year). He added that Mr. Hobson stated that in general, the current level of maintenance of the roads will not change. Mr. Isaac explained Mr. Hobson mentioned that there might be a bridge or a culvert (on the Wabaunsee side) that may need to be maintained as well. Mr. Isaac recommended to the Board that they recommend to the BOCC to designate these segments of road as minimum maintenance roads.

Chairman Larson asked Bob if these roads were dirt roads.

Bob Isaac answered that, at this time, they most likely were dirt roads.

Lorn Clement made a motion to recommend to the Board of County Commissioners to make these segments minimum maintenance roads.

Tom Taul seconded.

Motion carried 3-0.

DISCUSSION OF PROPOSED AMENDMENT TO ZONING REGULATIONS SECTION 22 PUBLIC UTILITIES AND FACILITIES

Monty Wedel said that after going over the budget (Planning & Development) this morning there is no money left over, therefore, he would like to wait until next year to publish the notice for both the Section 22 Public Utilities and Facilities and the Amendment to the Subdivision Regulations. Mr. Wedel stated that the proposed amendment will consist of combining everything that is already in the Public Utilities section in with the Wind Farm Regulations. He mentioned that it will be on the January's agenda to see if anyone else wants to discuss it, then publish it for public hearing in February.

DISCUSSION OF PRIVATE ROADS

Monty Wedel stated that people are still splitting up their land in to 20-acre tracts. Mr. Wedel then explained that if a road will be serving two or more residences, the road must become a public road and it will need to be platted. He also said since the subject will be on January's agenda, the Builders Association and Realtors will be notified.

UPDATE ON JOINT LAND USE STUDY (JLUS)

Monty Wedel explained that there were two public information meetings held; one in the City of Riley and the other in the City of Manhattan. He stated that both of the meetings went well. He also stated that the noise contours (zones) have been out there for a while now. The question is if they should be incorporated it into the update of the Comprehensive Plan maps. Mr. Wedel said as far as the schedule goes, a first draft of the JLUS should be available from the consultant as soon as December 20, 2004. At that time, the committees will review it. Finally, there will be one last public meeting on January 27, 2004. He then mentioned that if the Board wanted to attend a meeting that this would be a good one to attend. Mr. Wedel said that one of the options listed within the study is to prohibit residential development within the gray areas (Noise Zone II) that include the City of Riley and areas around Keats.

Chairman Larson mentioned that most people aren't really upset about the noise and, in fact, say that they don't even hear the noise. Mr. Larson explained however, that what the residents aren't considering is that Ft. Riley is planning on increasing training from the present ~90 days per year to ~300 days per year. Mr. Larson also said that it is anticipated that there will be more training done at night. Mr. Larson said the big issue is that with any new development, it all boils down to property rights issues.

Mr. Wedel said that we haven't taken anything away from their property rights. Mr. Wedel explained that as of right now, anyone in the County is limited to one house per 20 acres, unless they have approval otherwise.

Chairman Larson said that we all know that this is going to tie into the Comprehensive Plan.

Monty Wedel said that on January 27, 2005, copies of the final JLUS shall be distributed to all of the Riley County Planning Board members.

UPDATE ON WIND ENERGY CONVERSION SYSTEM REGULATIONS (WECS)

Monty Wedel said that he wanted to make sure that everyone knows that the Wind Farm Regulations have been finalized. He also said that the moratorium has officially expired and that anyone can submit a proposal whenever they wish. Mr. Wedel suspects that Orion Energy or whoever else that wants to apply, will wait to see what happens with the State. Mr. Wedel said that he expects that sometime in the Spring an application may be submitted. Mr. Wedel mentioned that the companies may decide that it will be too expensive. Mr. Wedel added that there is also a new "Untilled Land" tier (mapped) that is now available on the GIS Website.

UPDATE ON RILEY COUNTY COMPREHENSIVE PLAN UPDATE

Monty Wedel distributed a copy of an initial information survey to the Board. He explained that this will be used in conjunction with the PowerPoint presentation, explaining the Comprehensive Plan Update. He stated that the plan is to hold several informational meetings, such as Township meetings, to get feedback from people. The PowerPoint presentation will be divided into three sections. After each section is presented, those in attendance will have the chance to complete a portion of the survey.

Lorn Clement said that he thinks they should have a meeting for discussion and clarification and then do the survey on a separate night, so they have time to digest the information.

Monty said that time may be an issue with that approach. Mr. Wedel said that he is planning on keeping it fairly simple and short.

Bob Isaac said that the PowerPoint will be very simple and will let us know what the public is thinking.

Chairman Larson said that doing the survey will be good because it will allow us to find out where people might be confused. He also stated that it will give us an idea of what we need to go over or make more clear.

Monty Wedel said that he just wants to get some feedback from the Board on how they feel about the survey.

Tom Taul mentioned that it would be a good place to start.

Lorn Clement asked Mr. Wedel if the survey would only be given to the people that are attending the meetings and how many places are they going to hold the meetings. Mr. Clement said he wondered if the survey will be looked at as a statistical survey. He mentioned that he is concerned about getting a biased view.

Monty Wedel stated that it will not be used as a random survey.

Bob Isaac said that it is basically being used to get hard copy feedback rather than just hearing comments blurted out from the public.

Monty Wedel said that the meetings will be held at all Townships, possibly the Livestock Association, Farm Bureau and various other places. He said the meetings will be educational as well. He also said that a member of the Planning Board should go to each of the meetings. Mr. Wedel explained that the PowerPoint presentation will be reorganized to go with the survey.

Chairman Larson and Monty Wedel discussed all the different houses and buildings going up in 20 acre tracts. They also discussed mail routes.

The meeting was adjourned at 8:15 p.m.